



**7 Songbird Green**  
**Sylvan Lake, Alberta**

**MLS # A2100521**



**\$1,399,900**

<b>Division:</b>	Sixty West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other	<b>Zoning:</b>	R5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Recessed Lighting, Tray Ceiling(s)		

**Inclusions:** Fridge, Double Oven, Induction Cooktop, Dishwasher, Hood Fan, Washer/Dryer Stacked, Air Conditioner, EV Charger Roughed-In(In Garage), Landscaping, Fence

An amazing opportunity to own this stunning Show Home built by Vleeming Custom Homes. A true craftsmen bungalow built with intricate detail & quality. Located in the community of Sixty West which has over 4kms of interconnected trails weaving through forests, amenities and parks! Also nearby, the Gulls Baseball Stadium. This home was designed with curb appeal & energy efficiency. The moment you walk up to this incredible home, you'll notice you are surrounded by green space on three sides. As you enter the front door, you'll notice the open concept floor plan. Off the front entry there's an office with a window facing the treed landscape. The living room is inviting with a showstopping fireplace surrounded by brick and wood details. Storage cupboards on the sides of the fireplace and behind the TV for electrical components. The tray ceiling with recessed lighting on top of the custom pillars, the custom grilled windows, complimented with a diagonal hardwood floor lay; give this living room the wow factor that everyone needs. Into the kitchen, the heart of the home, no detail was spared here. You'll love these custom cabinets right to the ceiling with an impressive crown molding and under cabinet lighting. Mosaic tile backsplash and a covered hood vent. A large island with eating bar is perfect for entertaining. To finish the kitchen; an induction cooktop(built-in), stainless steel fridge, double wall oven and dishwasher are included. A breathtaking dining room that overlooks the treed trails out the bi-parting sliding patio glass doors. Out to the deck which is finished with vinyl, aluminum railings, large brick detailed pillars, partially covered section - perfect for BBQing. There's a main floor powder room as well as main floor laundry room. The laundry room includes full set of cabinetry & stacking washer + dryer. The primary bedroom is certainly an impressive room with a

feature wall, built in wardrobe cabinetry and of course, a spectacular ensuite bathroom. This bathroom features a double sink vanity with custom tiled floors that continue into the curb-less shower. Fully finished basement with 3 bedrooms, a family room, an additional full bathroom. Other features include: GPS ICE Panel Wall Construction above grade, ICF foundation, triple pane windows, hardi-board & brick siding, central air conditioning, multi-layer roof insulation with an R value of 76, high efficiency two stage Lennox furnace, HRV, 50 gallon RHEEM heat pump hot water heater, 8' interior doors, quartz countertops throughout, custom craftsmen woodwork throughout, heated garage with; epoxy floors, built-in mudroom cabinetry, sink, wall mounted garage opener, EV charger rough-in & extra tall ceilings to fit a lift. This home would also be suitable to age in place with extra wide staircase into the basement, and everything you need being easily accessible on the main floor. New home warranty applicable and price includes landscaping & GST.